

**PLANNING COMMISSION
STAFF REPORT**

CASE NUMBER: SPC-2015-0143B

COMMISSION DATE: 11/10/2015

ADDRESS: 202 Nueces Street

PROJECT NAME: Block 188

APPLICANT: City of Austin (Fred Evins)
P.O. Box 1088
Austin, TX 78767 (512) 974-7115

DEVELOPER: TC Austin Development Inc.
100 Congress Ave. Suite 225
Austin, TX 78701

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

COUNCIL DISTRICT: Kathie Tovo – 9

NEIGHBORHOOD PLAN: Downtown Plan

WATERFRONT OVERLAY SUBDISTRICT: North Shore Central

LEGAL DESCRIPTION: Lot 1A Block 188 Thomas C Green Subdivision

PROJECT DESCRIPTION:

The applicant is proposing to construct a 33 story building, which will include a hotel, condominiums, restaurant and retail land use. Parking will be provided within a below surface parking garage, in addition sidewalk improvements, utilities and other associated improvements are proposed on .489 acres. Sidewalks will be built to Great Street standards.

PROJECT REQUEST:

Staff is requesting approval of the site plan, under LDC Section 25-2-721(A)(1), This subsection provides requirements for review and approval of site plans; *approval of a site plan by the Land Use Commission is required if an applicant request a waiver from a requirement of this part under Section 25-2-713 (Variances).*

A waiver was posted on the Commission's agenda, *LDC Section 25-2-738(E) – States a structure must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Town Lake, Shoal Creek, or Waller Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Town Lake, Shoal Creek or Waller Creek.* The waiver was previously approved by Planning

Commission on June 23, 2015, after discussions with staff it was determined the waiver didn't require a revision. The waiver is pulled from the agenda and no further action is required.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the site plan with conditions;

- 1) Approval by City Council of the encroachment agreement for the building to encroach in to the right of way; and
- 2) Approval of the license agreement for Great Street improvements.

The Master Development Agreement authorizes the approval of the license agreement for the subterranean improvements. The applicant will still be required to go through the license agreement process to document all information. The license agreement will be executed prior to obtaining building permits.

The site plan is required to obtain approval of the site plan by the Planning Commission; because the project requested and received a waiver on June 23, 2015, from a section in the waterfront overlay combining district, the site plan as a whole must now come back through the process for approval.

The site plan would have otherwise been approved administratively.

Without meeting the conditions the site plan will not be released, which will prevent the development from receiving building permits.

STAFF SUMMARY

This site is known as Block 188 and is part of the Green Water Treatment Plant Master Development Agreement. The MDA was approved by City Council affording a private, public partnership to develop city owned properties. The MDA in some instances may trump current code, to permit dense development and develop under codes and ordinances currently in effect when the MDA was approved.

With the MDA the City receives a number of benefits, a few being a monetary contribution for the improvements of Shoal Creek, a contribution to the Art in Public Places and public Music, additionally, the MDA requires a mix of used within a building or development, whereas this wouldn't be a requirement in the Land Development Code.

Two other projects have been approved under this same MDA, Block 1, at the corner of Cesar Chavez and San Antonio Street and Block 23, which is at the corner San Antonio and West 2nd Street.

The development requires an aerial encroachment agreement for the building to encroach in to the right of way along West 2nd Street and Nueces Street. The encroachment will be about 33 feet above grade, but remain behind the curb line. This type of agreement requires City Council approval; it's currently scheduled for the November 19, 2015 council agenda. Real Estate Services Department reviews and processes the application.

Because the encroachment is such a large part of the building area and requires City Council approval prior to site plan approval AND release, the condition is being included in the staff recommendation.

Given the size of the lot, location of the project and the governing ordinances associated with the site and the Green Water Treatment Master Development Agreement, the project will meet all

code requirements. The overall design of the building meets the architectural design of the waterfront overlay requirements.

The site along with four other tracts of land on the Green Water Treatment property was rezoned in 2008, from P, Public to CBD-CURE, Central Business District/Central Urban Redevelopment District. The zoning change included a less restrictive FAR, floor to area ratio for the properties, from 8:1 to 35:1, allowing greater density and gross floor area.

The design has taken into account one goal of the waterfront overlay section of the Land Development Code, which is to not create a canyon effect along Shoal Creek. The proposed development allows for a better pedestrian experience in an urban setting, which is in line with a newly adopted City of Austin policy, Complete Streets. Focusing on connecting the pedestrian to nearby Shoal Creek and trail, the new Central Library and Seaholm Redevelopment via the 2nd Street Bridge.

Aesthetics have been achieved in complying with the waterfront overlay; such as providing a distinctive building top for the structure, providing underground parking and not using glare producing or mirrored glass as part of the building materials. The outdoor decking was slightly moved to the east to remain outside the primary setback of the Waterfront Overlay. The primary setback is 60 feet from the centerline of Shoal Creek.

The project plans to achieve an Austin Energy Green Building minimum 2 Star rating. The development has received approval for a waiver from detention. Water quality is provided by an underground tank constructed under separate permit.

BOARDS AND COMMISSION ACTION

The site plan before the commission currently, SPC-2015-0143B, Block 188, is the construction site plan which now includes all construction elements such as landscaping detail, parking, drainage, water quality, site development regulations, Great Street sidewalk requirements, and utilities.

ACTIONS:

ENVIRONMENTAL COMMISSION: October 7, 2015 – Recommended approval of the site plan (9-0)

DESIGN COMMISSION: September 28, 2015 Recommended approval of the site plan. (9-0)

BOARDS AND COMMISSION ACTION

The following board and commission actions were taken on a *land use only site plan*, for this site, case number SPC-2015-0112A, Block 188. This site plan was only for the review and approval of a waiver from Land Development Code Section 25-2-738(E), A structure must fit within an envelope delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Shoal Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of the Shoal Creek. This is the waiver referenced previously in the report.

The site plan (SPC-2015-0112A) did not allow for any construction or improvements to the site. The applicant wanted to ensure the waiver would be approved before moving forward with engineering and construction site plans.

ACTIONS:

PLANNING COMMISSION: June 23, 2015 Approved by consent (8-0) (**Waiver only**)

ENVIRONMENTAL BOARD: June 17, 2015 (6-0-1) J. Schissler – abstain – Recommended approval of the request **waiver**, with the condition the development not vary from the exhibit provided by the applicant, Exhibit C. (provided as an attachment)

WATERFRONT PLANNING ADVISORY BOARD: April 13, 2015 (5-0) – Recommended Approval of the **waiver** from LDC Section 25-2-738(E)

PROJECT INFORMATION

SITE AREA	17,685 square feet	.489 acres	
EXISTING ZONING	CBD-CURE		
WATERSHED	Town Lake (Urban)		
WATERSHED ORDINANCE	Watershed Protection Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required, but conducted with the Seaholm District TIA		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Nueces Street and W. 2 nd Street		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	35:1	0	23.7:1
BUILDING COVERAGE	100%	0	19,974 SF/ 90%
IMPERVIOUS COVERAGE	100%	0%	100%
PARKING	184	0	184

EXISTING ZONING AND LAND USES

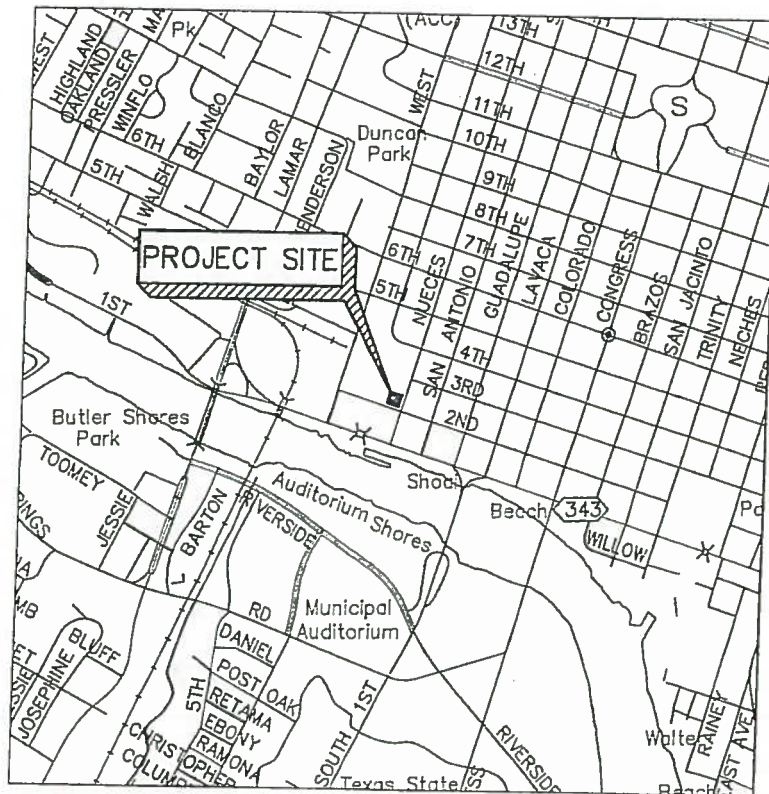
	ZONING	LAND USES
<i>Site</i>	CBD-CURE	Vacant
<i>North</i>	CBD	Indoor entertainment (Austin Music Hall)
<i>South</i>	CBD-CURE	Vacant
<i>East</i>	CBD-CURE	Mixed use(Block 1, under construction) –hotel, office, restaurant
<i>West</i>	P, public	Shoal Creek

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W. 2 nd Street	80'	60'	Collector
Nueces Street	80'	60'	Collector
Alley to the north		varies	

NEIGHBORHOOD ORGNIZATIONS:

511—Austin Neighborhoods Council
 742—Austin Independent School District
 786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1113—Austin Parks Foundation
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1228—Sierra Club, Austin Regional Group
 1236—The Real Estate Council of Austin, Inc.
 998 – West End Austin Alliance
 1340 – Heritage Tree Foundation
 1075 – Bike Austin
 623 – City of Austin Downtown Commission
 767 – Downtown Austin Neighborhood Coalition
 57 – Original Austin Neighborhood Association
 1367 – SEL Texas
 1004 – Save Townlake Organization

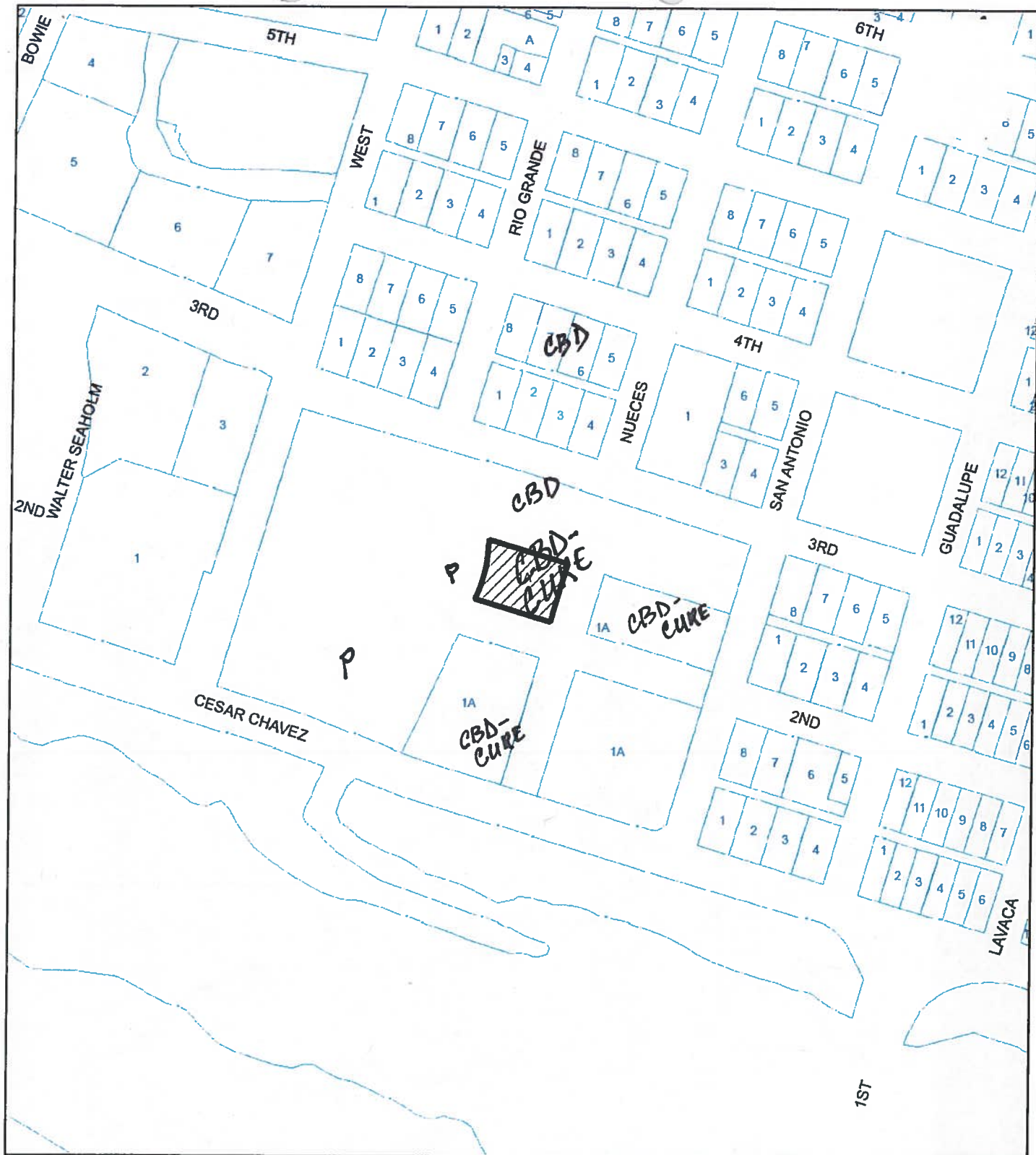


BLOCK 188

VICINITY MAP

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
 Texas Board of Professional Engineers Registration No. F-139
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 2000'
 DATE: 3/4/2015
 JOB NO: A648-0004



Subject Tract



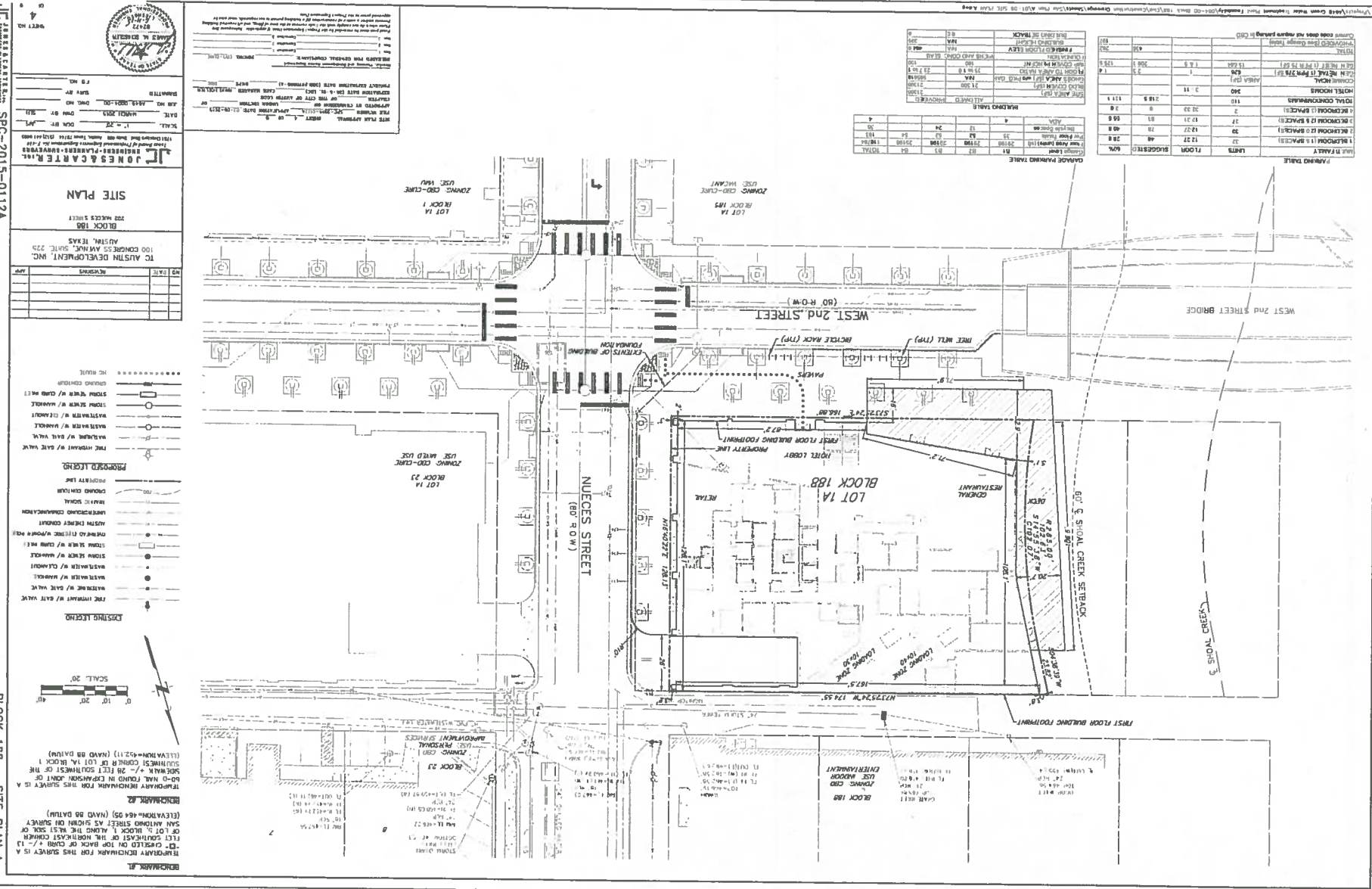
Base Map

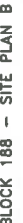
CASE#: SP-2015-0112A
ADDRESS: 202 NUECES ST.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Block 188

282 HUENES STREET
GREEN WATER TREATMENT
PLANT DEVELOPMENT
AUSTIN, TX

OWNER:
City of Austin
1700 ARBON STREET, SUITE 100
AUSTIN, TX 78701

ARCHITECT:
HANDEL ARCHITECTS, LLP
1000 RICHMOND STREET, SUITE 1000
AUSTIN, TX 78701

REVISION	DESCRIPTION	DATE
1	PART "A" SITE DEVELOPMENT PERMIT	02.06.2015
2	PART "B" SITE DEVELOPMENT PERMIT	03.27.2015
3	PART "C" SITE DEVELOPMENT PERMIT UPDATE	05.08.2015

STAMP

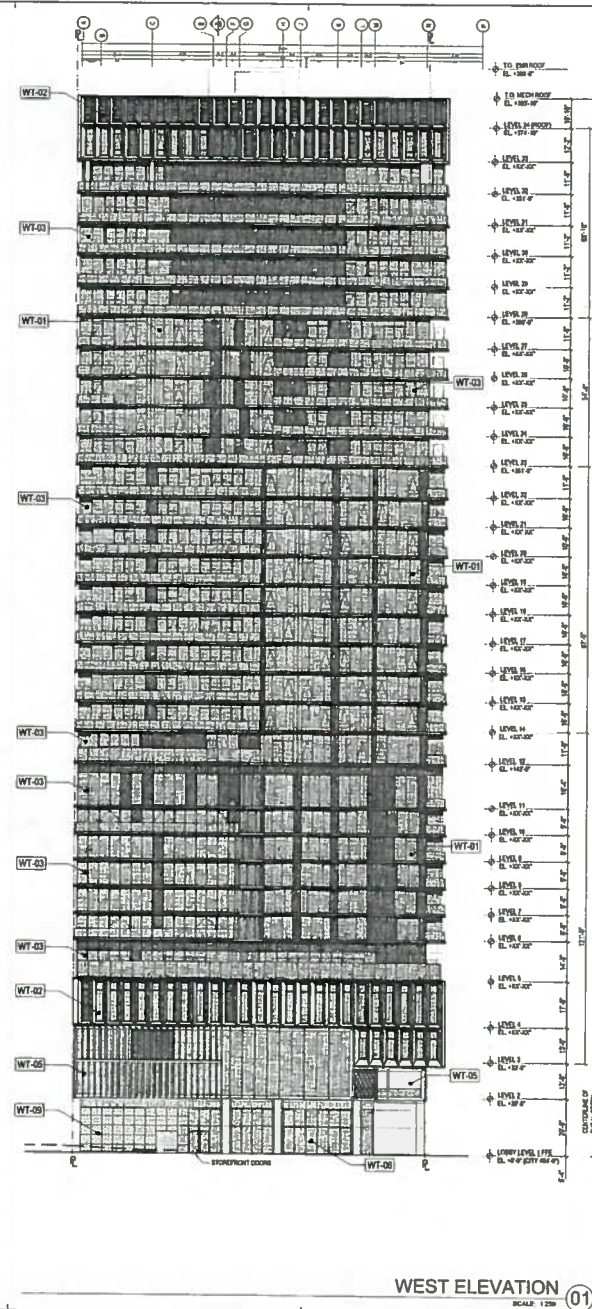
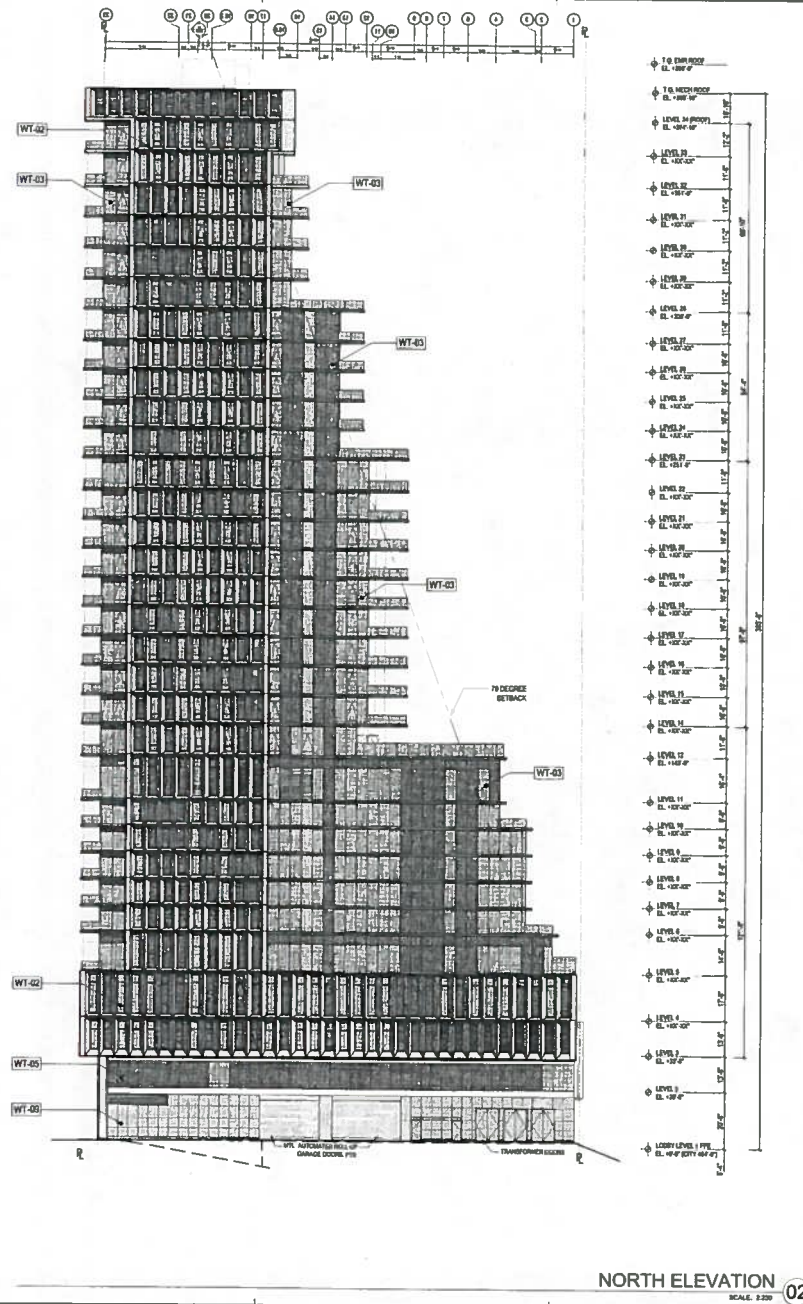


SCALE: 1/2"=1'-0"
DRAWN BY: TEAM
HA PROJECT NO: 1047

PODIUM / TOWER

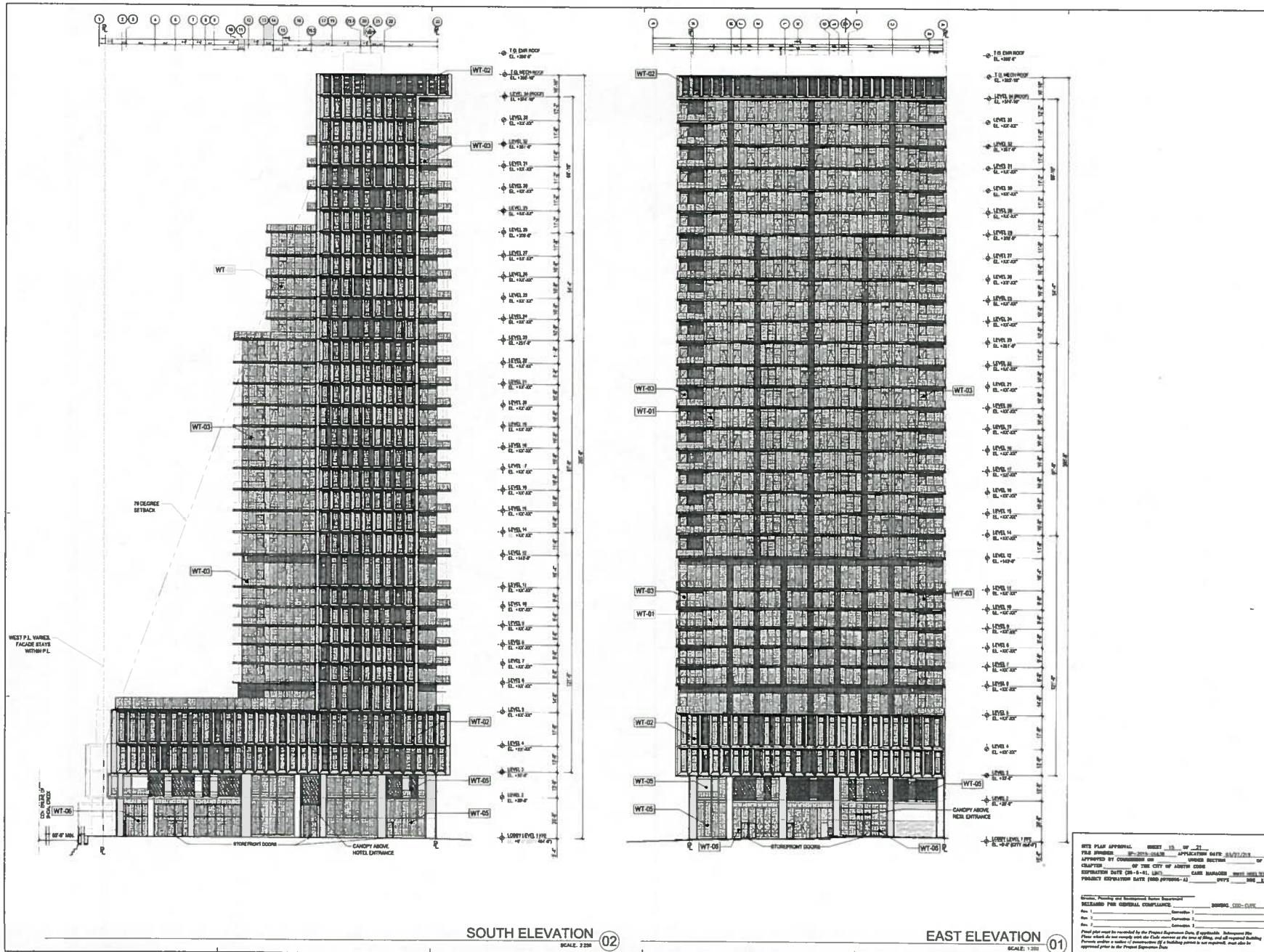
ELEVATION -
NORTH AND WEST

A2.02
SHEET NO. 14 OF 21



SITE PLAN APPROVAL: SHEET 14 OF 21
FILE NUMBER: 30-7014-01430
APPROVED BY: COMMISSIONER OF THE CITY OF AUSTIN
EXPIRATION DATE: 08-01-2017
PROJECT EXPIRATION DATE: 08-01-2017

Author, Review and Supplemental Notes Required
RELEASER FOR COMMISSION COMPLIANCE
Date: _____
Author: _____
Reviewer: _____
Supplemental: _____
Date: _____

**Block 188**

303 MURCES STREET
GREEN WATER TREATMENT
PLANT DEVELOPMENT
AUSTIN, TX

OWNER
The KCM Realty Group
1714 ARROYO DRIVE SUITE 100
VENICE, CA 90291

ARCHITECT
HANDEL ARCHITECTS LLP
700 MARINE DRIVE, 2ND FLOOR, SAN FRANCISCO, CA 94109
415 499 8800

REVISION	DESCRIPTION	DATE
PART "A" SITE DEVELOPMENT PERMIT	02.08.2015	
PART "B" SITE DEVELOPMENT PERMIT	05.27.2015	
PART "B" SITE DEVELOPMENT PERMIT UPDATE	05.08.2015	

STAMP



SCALE: 1/32"
DRAWN BY: TEAM
HA PROJECT NO: 528

PODIUM / TOWER

ELEVATION -
SOUTH AND EAST

A2.01

SHEET NO.
15
OF 21

SPC-2015-0143B

NOTES:

1. ALL DRIVEWAYS ARE TO BE TYPE I
2. ALL STREET FURNISHINGS MUST COMPLY WITH THE CITY OF AUSTIN GREAT STREETS SPECIFICATIONS.
3. OUTDOOR RATED ELECTRICAL OUTLETS WILL BE INSTALLED AT THE BASE OF ALL STREET TREES FOR LIGHTING PER CITY OF AUSTIN STANDARDS.
4. ALL SHADE TREES TO BE LIMBED UP TO PROVIDE 7'-0" CLEARANCE FROM TOP OF SIDEWALK FOR PEDESTRIAN ACCESS.

*** NOTE: DUE TO THE DENSE NATURE OF THIS PROJECT, BUILD-OUT TO THE PROPERTY LINE, NO SURFACE PARKING ON THE PRIVATE SITE, AND NO EXISTING TREES; THIS PROJECT HAS NO REQUIRED LANDSCAPE AREAS FOR THE STREET YARD, BUFFERING, PARKING, OR TREE MITIGATION. IT IS IN COMPLIANCE WITH SUBCHAPTER E - DESIGN STANDARDS AND CODES USE ***

LANDSCAPE NOTES:

1. THIS PLAN MEETS THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CHAPTER 25-2, ARTICLE 9 OF THE LAND DEVELOPMENT CODE OF AUSTIN.
2. THE IRRIGATION WILL COMPLY WITH CITY CODE CHAPTER 8-4, ARTICLE 2, DIVISION 2 REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.
3. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE SECTION 25-2-984.
4. ALL PROPOSED LANDSCAPE AREAS WITHIN PROPERTY LINE TO RECEIVE 100% HEAD TO HEAD IRRIGATION COVERAGE.
5. ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE SHALL BE PROTECTED BY MIN. 1" H.T. WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS PER ECMA 2.4.7.
6. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE USED TO IRRIGATE ALL NEW LANDSCAPE MATERIAL WITH TURF ZONES SEPARATED FROM PLANTING ZONES. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION IRRIGATION SYSTEM REQUIREMENTS, AS REQUIRED IN THE ENVIRONMENTAL CRITERIA MANUAL.
7. THE IRRIGATION SYSTEM SHALL BE IN PLACE AND FUNCTIONAL AT THE TIME OF THE LANDSCAPE INSPECTION.
8. REFERENCE TREE STAGING DETAIL FOR ALL NEW TREES.
9. A MINIMUM OF 8" OF PERMEABLE SOIL IS REQUIRED FOR TURF AND LANDSCAPE AREAS.
10. IRRIGATION LINES SHOULD BE TRENCHED SO THAT THERE IS NO DISTURBANCE TO THE CRITICAL ROOT ZONE OF EXIST. TREES.
11. PROOF OF PAYMENT OF THE LANDSCAPE INSPECTION FEE IN THE AMOUNT REQUIRED BY C.O.A. WILL BE REQUIRED PRIOR TO FINAL APPROVAL OF THIS SITE PLAN BY ECSD.
12. IF STAGE 2 (OR MORE RESTRICTIVE) WATERING RESTRICTIONS ARE IN EFFECT WHEN LANDSCAPE PLANTING IS BEING CONSIDERED, CONTACT THE LANDSCAPE INSPECTOR, KRISTIN CARLTON AT 874-8303 BEFORE BEGINNING PLANTING.

APPENDIX B - LANDSCAPE/IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
 - A. THERE IS NOT DIRECT OVER-SPRAY ONTO NON-IRRIGATED AREAS
 - B. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)
2. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES
3. D. THE IRRIGATION SYSTEM HAS A MASTER VALVE
4. E. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS
5. F. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE
6. G. THE IRRIGATION SYSTEM HAS A CITY-APPROVED WEATHER BASED CONTROLLER
7. H. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL
8. I. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS
9. J. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE
10. K. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT
11. L. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPROWLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
12. M. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
 - A. A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE
 - B. THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
 - C. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY THE AUSTIN WATER UTILITY DEPARTMENT CERTIFYING COMPLIANCE WITH SUBSECTION 1 WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

SITE IRRIGATION METHODOLOGY:

1. IRRIGATION FOR (NON-REQUIRED) LANDSCAPE AREAS FOR THIS PROJECT IS COMPRISED OF THE FOLLOWING:
 - A. FOR ALL LANDSCAPE AREAS WITHIN THE ROW AN AUTOMATIC IRRIGATION SYSTEM WILL BE DESIGNED AND PERMITTED THROUGH THE LICENSE AGREEMENT PROCESS.
 - B. FOR ALL NON-REQUIRED LANDSCAPE AREAS, AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH ECMA 2.4.8.

materials legend

SYMBOL	DESCRIPTION	NOTES
1.01	CONCRETE PAVING - VEHICULAR	
1.02	CONCRETE PAVING - PEDESTRIAN	
1.03	CONCRETE PAVING - EXPOSED REINFORCING	
1.04	LIQUIDSTONE PAVING	3/4" x 1"
1.05	ADAPTABLE WALKER TOP DRESSING	3/4" x 1"
1.06	SPRUE DECORATIVE	
1.07	PAVEMENT HOLLOW STONE PAVING	
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1.100	PAVEMENT HOLLOW STONE PAVING	

planting legend

SYMBOL	DESCRIPTION	NOTES
1.01	EXISTING TREE TO BE REMOVED	
1.02	CANOE CANADIAN HAWK HAWK / MEXICAN REDWOOD	10' CALIPER - SELECT TO 1.5"
1.03	ORNAMENTAL / UNDERSTORY TREE	
1.04	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.05	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.06	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.07	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.08	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.09	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.10	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.11	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.12	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.13	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.14	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.15	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.16	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.17	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.18	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.19	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
1.20	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"
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1.100	PLANTING AMERICAN / MEXICAN BUCKWHEAT	10' CALIPER - SELECT TO 1.5"

SITE PLAN APPROVAL: **WESLEY IS** OF **31**
 FILE NUMBER: **SP-2015-0143B** APPLICATION DATE: **01/21/2015**
 APPROVED BY: **COMMISSIONER** OF **CITY OF AUSTIN**
 EXPIRATION DATE: **01-31-16** LIMIT: **CLAW MANAGER: JAMES HICKS**
 PROJECT EXPIRATION DATE: **01-31-16** DAYS: **30**

Author, Planning and Engineering Notes Reviewed: **WESLEY IS**
 RELEASED FOR GENERAL COMPLIANCE: **WESLEY IS**
 Date: **01/21/2015** Corrections: **1**
 Date: **01/21/2015** Corrections: **1**
 Date: **01/21/2015** Corrections: **1**

Plans shall not be recorded by the Project Engineer until all applicable, Subsequent Site Plans which do not comply with the Code are corrected at the time of filing, and all required Building Permits and/or a notice of completion is a building permit is not required, must also be approved prior to the Project Engineer's Plan.

Block 188

202 NUECES STREET

GREEN WATER TREATMENT
PLANT DEVELOPMENT
AUSTIN, TX

THE KOR GROUP

OWNER

The KOR Group
1700 WEST 10TH STREET
AUSTIN, TX 78703

ARCHITECT

HARREL ARCHITECTS LLP
1500 MARKET ST. 3RD FLOOR, SAN FRANCISCO, CA 94102
415.465.0000

LANDSCAPE ARCHITECT

TEN EYCK

1000 RIVERSIDE DRIVE, SUITE 100
AUSTIN, TX 78701
512.313.3333

REVISION DESCRIPTION DATE

KEY PLAN

STAMP

LANDSCAPE PLAN

L1.1

SHEET NO.
16
OF 21

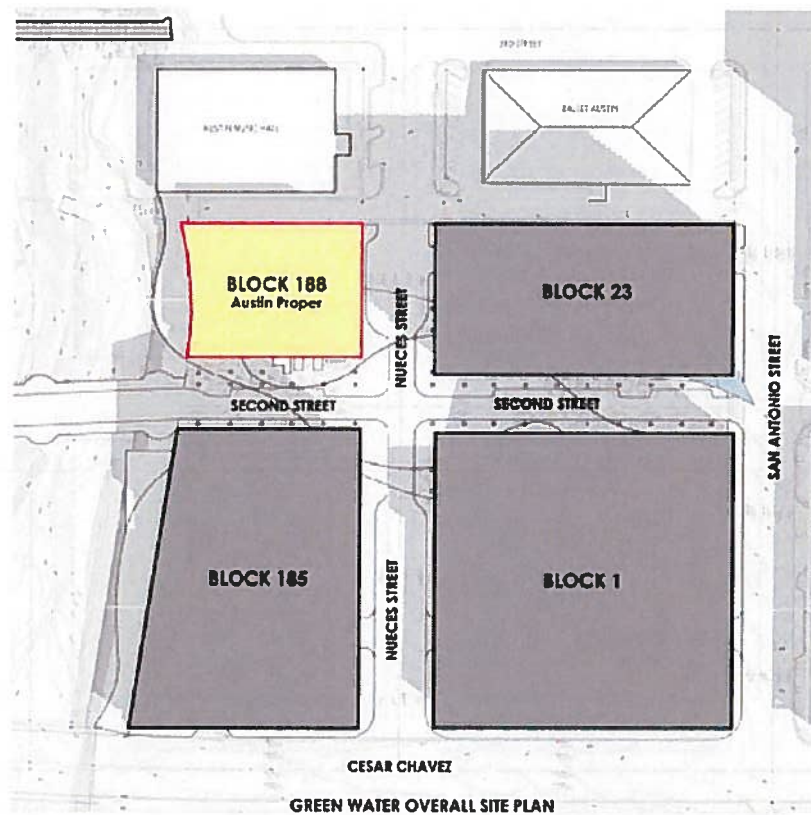
SPC-2015-0143B

EXHIBIT C

BLOCK 188

KOR | HANDEL ARCHITECTS LLP

GREEN WATER REDEVELOPMENT
OVERALL SITE PLAN





VIEW FROM ACROSS SHOAL CREEK - LOOKING NE

BLOCK 188, AUSTIN, TX | SEPT. 17, 2015

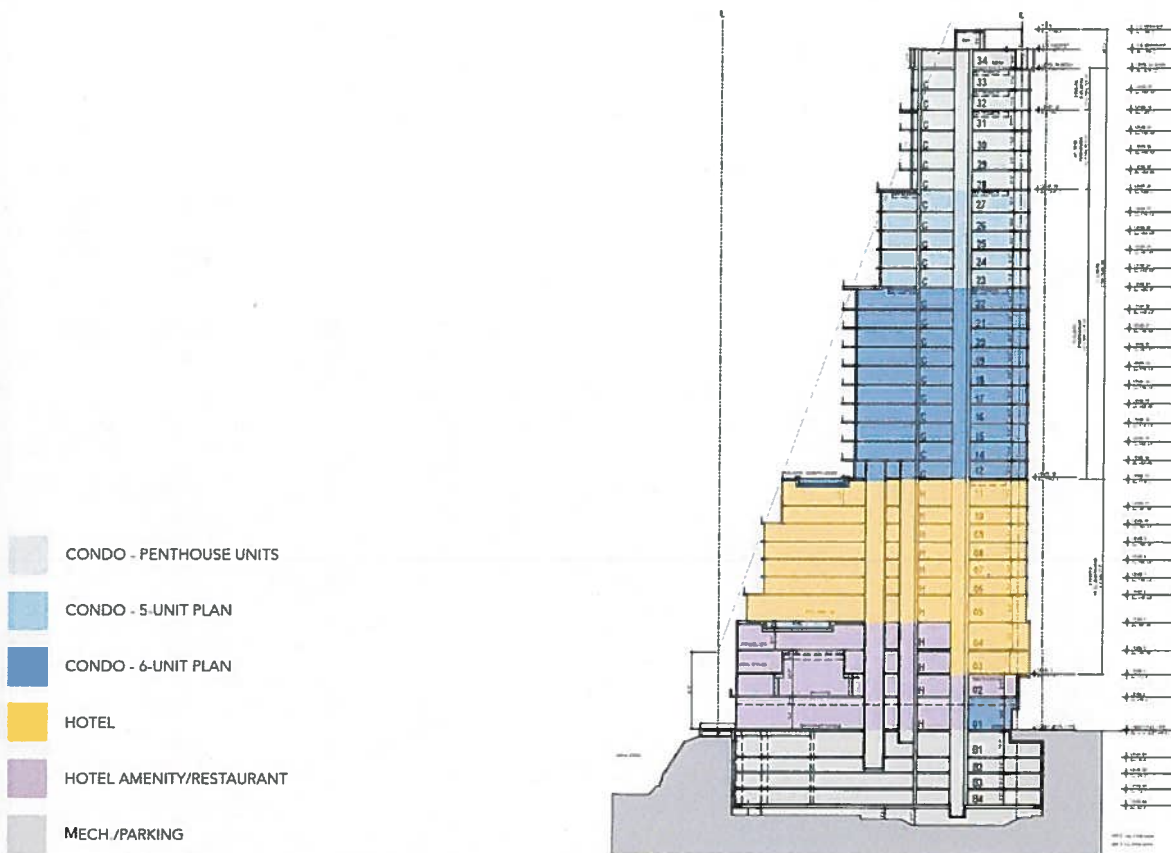
HANDEL ARCHITECTS LLP | KOR



AERIAL VIEW

BLOCK 188, AUSTIN , TX | SEPT. 17, 2015

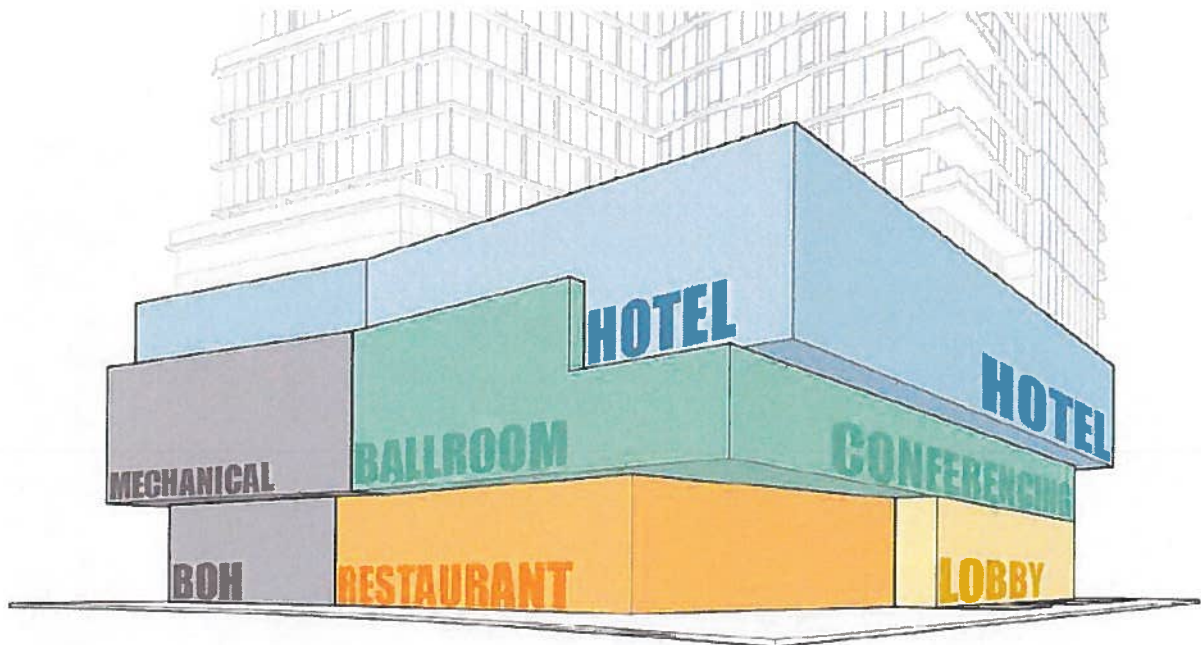
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BUILDING SECTION

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PODIUM - SW - RESTAURANT

BLOCK 188, AUSTIN, TX | SEPT. 17, 2015

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PODIUM - SOUTH - RESTAURANT & HOTEL ENTRY

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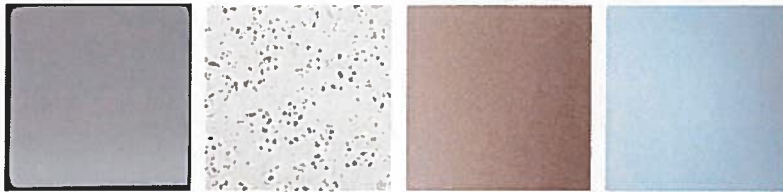
HANDEL ARCHITECTS LLP | **KOR**



PODIUM - SE - HOTEL & CAFE

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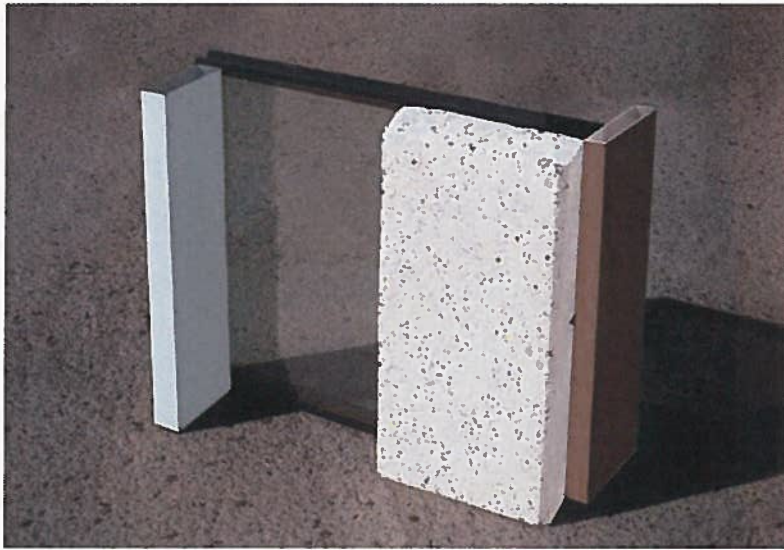


GL-01 (OPTIGRAY)
WINDOW WALL & STORE-
FRONT GLASS

PC-01 (OFF WHITE)
PRECAST CONCRETE

MTL-1.1 (DRIFTWOOD MICA)
WINDOW WALL & STORE-
FRONT MULLIONS

MTL-1.2 (ICE SILVER)
WINDOW WALL FINS



PC-01

GL-01

GL-01

MTL-1.2

MTL-1.1





WT-01

MTL-1 MTL-2 GL-2 GL-1

CIP-1



WT-03

MTL-1 MTL-2 GL-2 GL-1

CIP-1



VIEW FROM NUECES - LOOKING NW

BLOCK 188, AUSTIN, TX | SEPT. 17, 2015

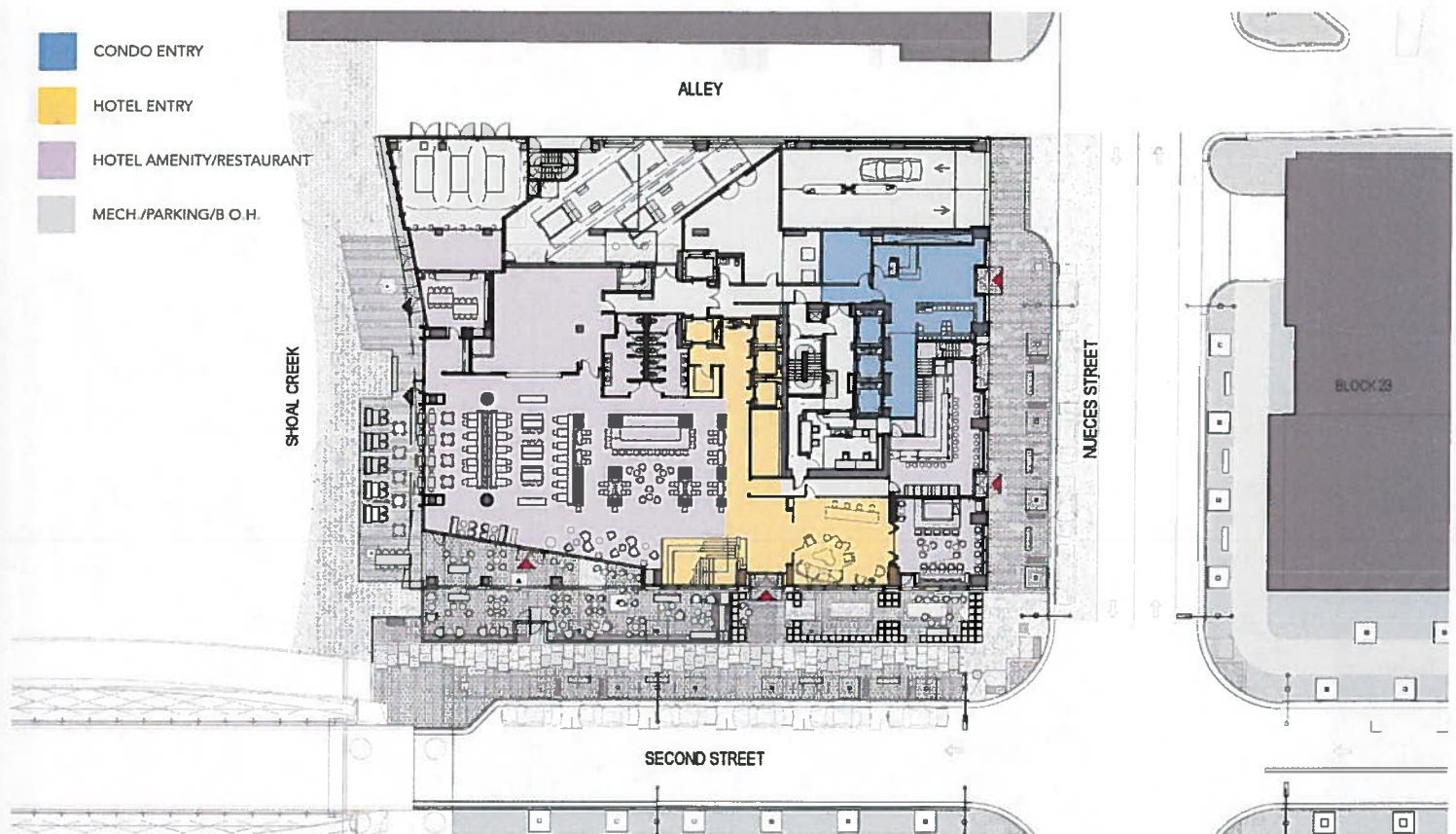
HANDEL ARCHITECTS LLP | **KOR**

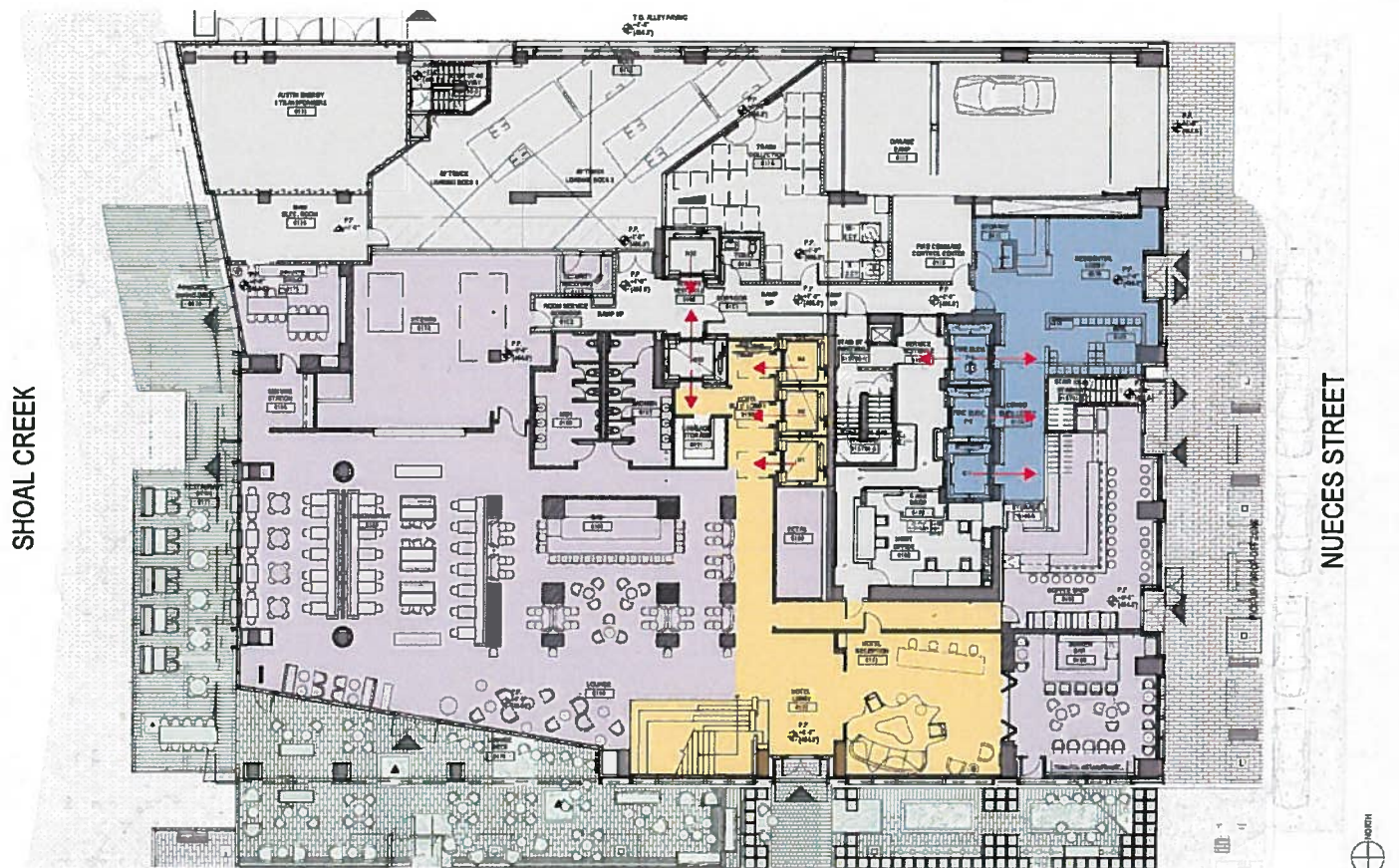


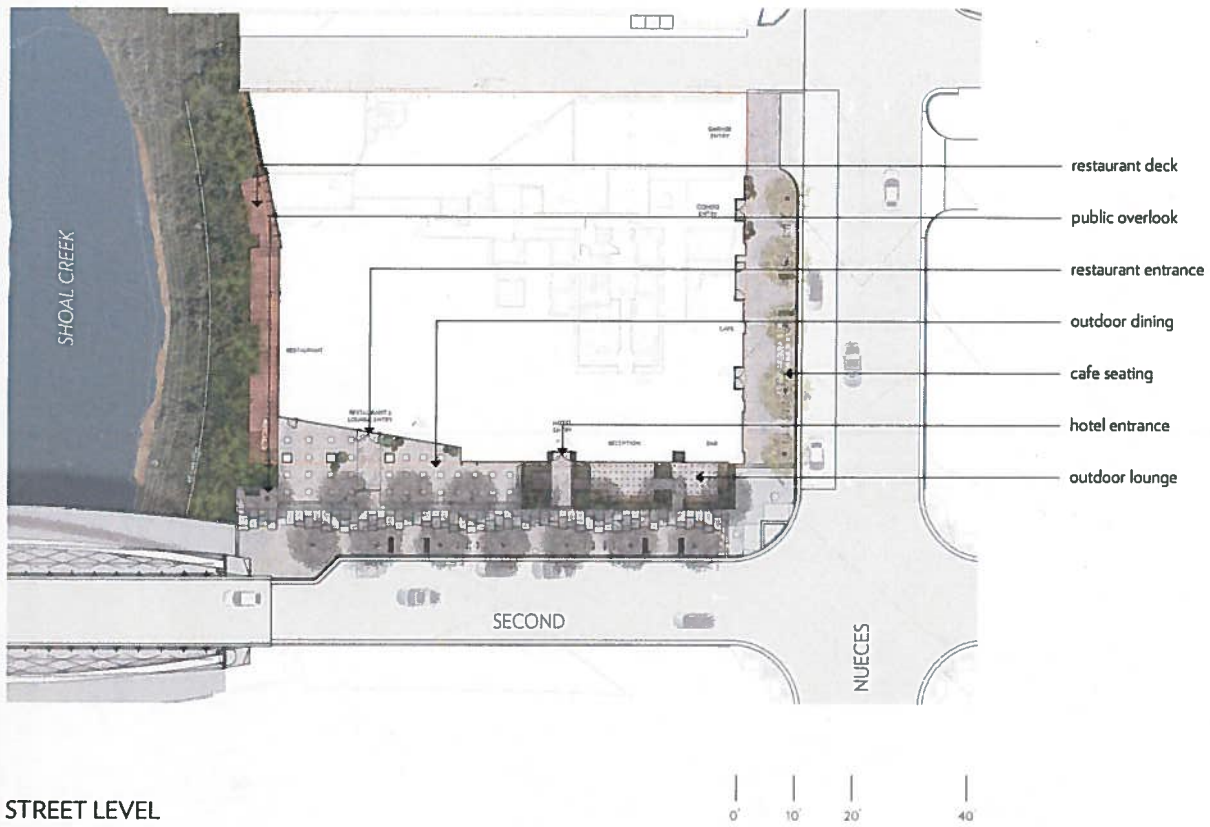
FACADE CONCEPT

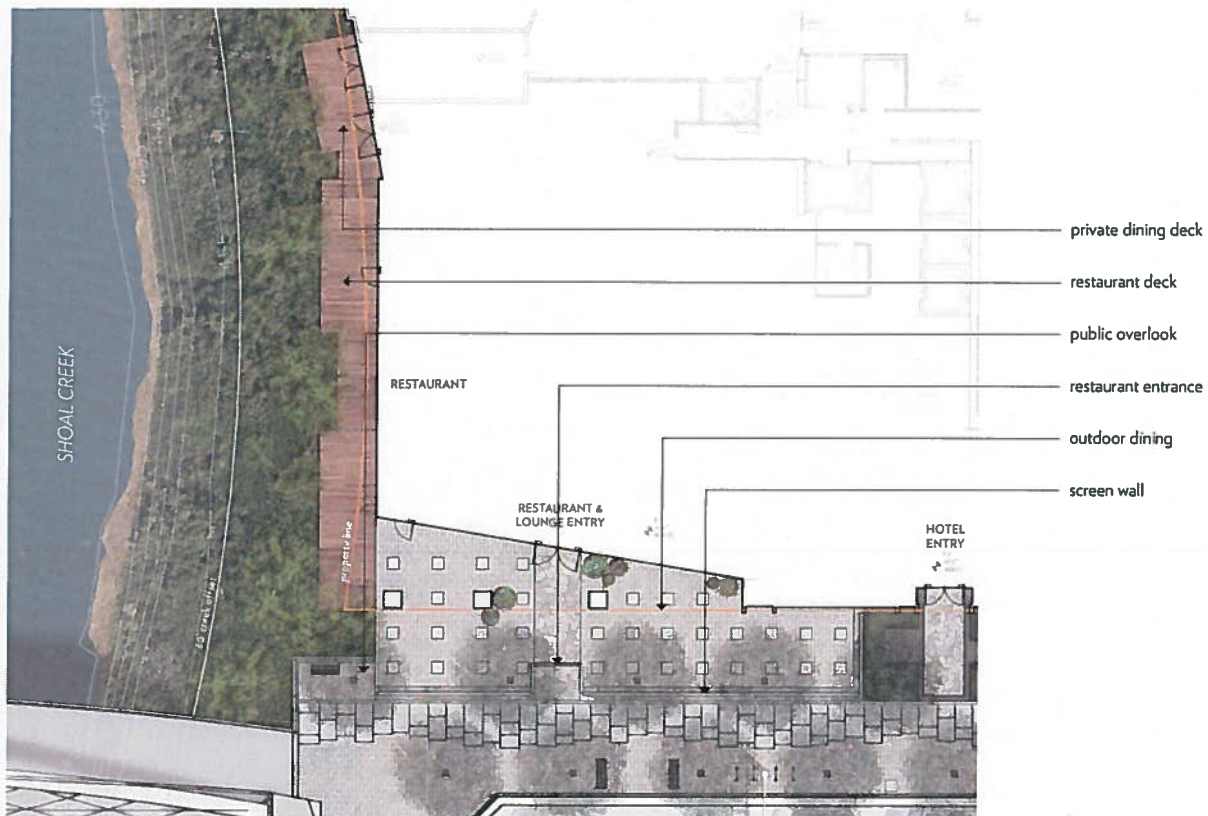
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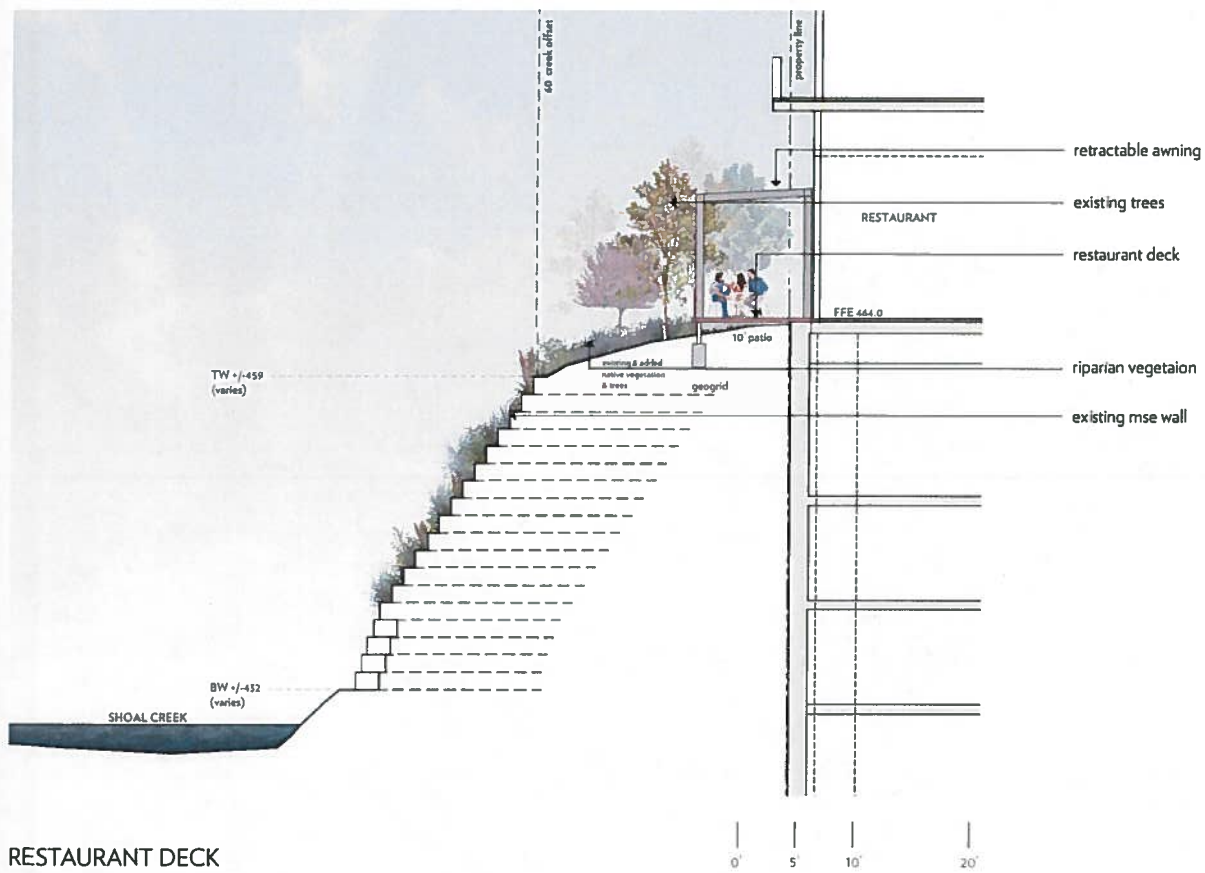
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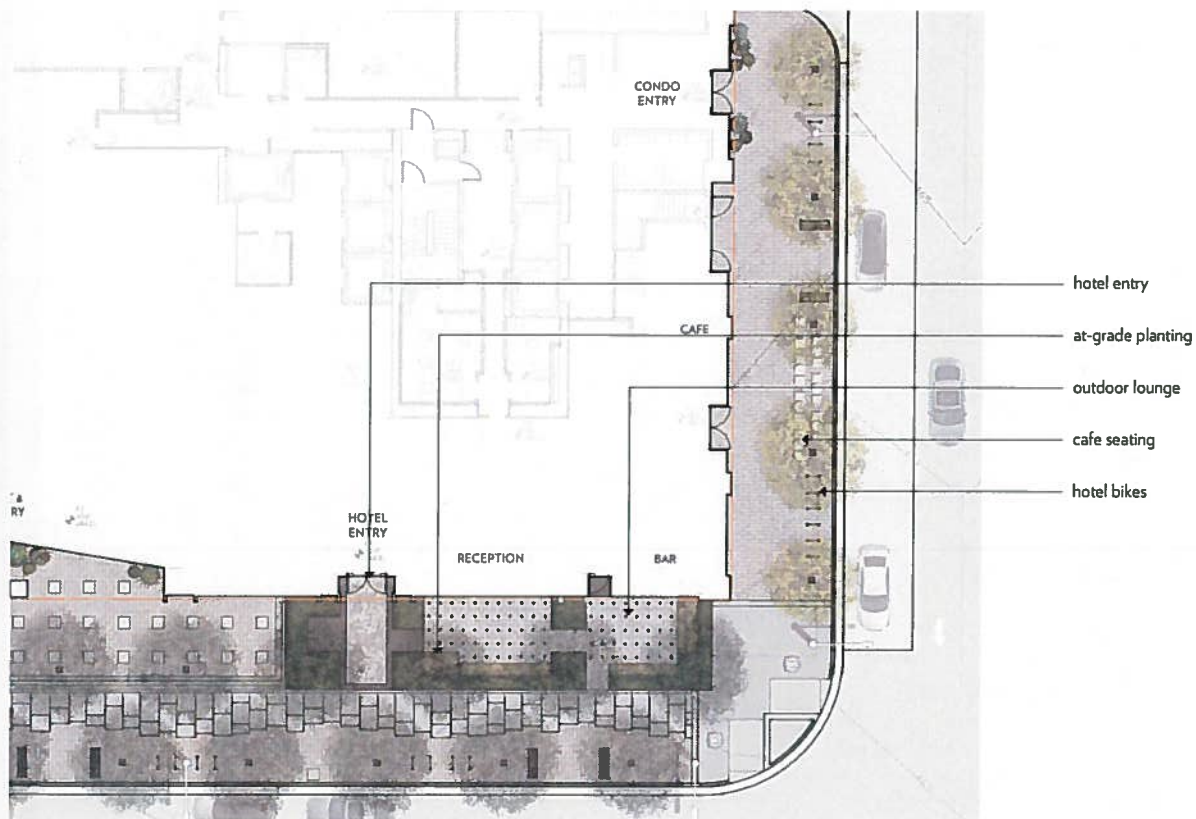




PUBLIC OVERLOOK



OUTDOOR DINING



HOTEL & COFFEE SHOP



HOTEL ENTRY



PODIUM - SE - HOTEL, CAFE & CONDO ENTRY

BLOCK 188, AUSTIN , TX | SEPT. 17, 2015

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AERIAL VIEW

BLOCK 188, AUSTIN, TX | SEPT. 17, 2015

HANDEL ARCHITECTS LLP | KOR

BLOCK 188

THANK YOU

KOR | HANDEL ARCHITECTS LLP